



Planning Board

Seekonk Town Hall
Planning Board Meeting Room
100 Peck Street, Seekonk, MA 02771
1-508-336-2961

AGENDA

October 12, 2021

7:00 p.m.

Selectmen Meeting Room
Seekonk Town Hall
100 Peck Street
Seekonk, MA

Type of Meeting: Public Hearing, Regular Meeting, and Work Session

*More information on each item can be found on our website—www.seekonk-ma.gov under
Departments>Planning>Agenda items*

Public Hearing:

1. **Zoning By-law Amendments:** New language or otherwise substantive amendments are proposed to: **Section 4- USE REGULATIONS.**

Regular Meeting:

2. ANR application of **Cheryl L. and William Feather** to reconfigure 4 existing lots of record located at **0 Hunt Street** and **44 Malta Street** being AP 20, Lots 110, 111, 136, 137, 139 and 140 within the R-1 Zoning District.
3. ANR application of **David F. Cordeiro** to reconfigure and divide the existing lot of record located at **738 County Street**, AP 10, Lot 46, within an R-2 Zoning District.
4. Recommendation to the Board of Selectmen and Town Meeting on the laying out and acceptance of the following streets as public ways:
 - a. Hidden Hills Drive within the Hidden Hills Residential Subdivision; and
 - b. Patriot Way within the Brady Estates Residential Subdivision.

Work Session:

- Town Planner Monthly Report
- Correspondence:
- Approval of Minutes: September 14, 2021 and September 28, 2021.

Adjournment

The Board shall not take any new agenda items after 10:00 PM absent a vote to do so by the majority of the Planning Board then sitting.



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

Date: October 12, 2021

To: Planning Board

From: John J. Aubin III, Town Planner

Re: Public Hearing on proposed zoning amendment, **Section 4.2.6 Prohibited Uses**, for Fall 2021 Town Meeting

On September 15, 2021 the Board of Selectmen referred the attached proposed zoning amendment to the Planning Board for a public hearing in accordance with **Section 2.12 Amendment-2.12.2 Public Hearing**. The proposed amendments would adopt a **Section 4.2.6 Prohibited Uses** reiterating the prohibitive nature of the Zoning By-law per **Section 1.2 Purpose** and delineating a list of specifically prohibited uses. Please note the Finance Committee has raised some concern with the proposed amendment with regard to overbreadth and concern that some existing uses could be deemed prohibited. The Planning Board may wish to review the proposed language and recommend additional language in response to the concerns raised by the Finance Committee. No further comment has been received with regard to the proposed amendment to date.

It is respectfully requested that the Planning Board conduct a public hearing to solicit public comment on proposed amendments and vote to offer a report providing either a positive or negative recommendation on the amendments to the November 8, 2021 Fall Town Meeting.

Thank you.

Spring 2021 Proposed Zoning By-Law Amendments

Please note: Each amendment is presented below with existing language to be deleted indicated by ~~striketrough~~ and proposed new language indicated by underline. Where a portion of a section or subsection is proposed for amendment it is denoted by “parentheses” and ... before and/ or after ... to indicate the language not quoted. Additional comments or information needs are denoted by [brackets].

Amendment 1:

4.2.6 Prohibited Uses

Any use which is not specifically listed as a permitted use, by right or conditionally by special permit, in this section is a prohibited use. For the purposes of greater specificity, however, the following uses are prohibited in the Town of Seekonk:

- (a) Acid manufacture including hydrochloric, nitric, picric or sulfuric acid;
- (b) Asbestos and asbestos product manufacturing, assembly or processing;
- (c) Chlorine or other similar noxious or toxic gases;
- (d) Concrete or asphalt batch or similar manufacturing plants;
- (e) Extraction of underground water resources for wholesale or retail purposes. This prohibition shall not apply to the extraction, treatment and distribution of underground water resources as part of the public drinking water supply;
- (f) Glue manufacture;
- (g) Junkyard for storage, keeping or abandonment of junk including scrap metal or other scrap waste material, or for the dismantling, demolition or abandonment of automobile or other vehicles, machinery or parts thereof;
- (h) Landfill and or solid waste transfer station for commercial on-site disposal of non-hazardous refuse or for the temporary storage, sorting, or processing of solid waste;
- (i) Leather or fur tanning and finishing;
- (j) Nuclear industries and explosives;
- (k) Petroleum/ LNG products (bulk storage and distribution) – bulk storage of petroleum products, propane storage; bulk storage of liquified petroleum gas, liquified nitrogen gas (other gases stored under pressure or temperature are not permitted);
- (l) Petroleum refining including coal distillation manufacture and derivation of the by-products; manufactured gases from petroleum and petroleum by-products; tar distillation or tar products manufacture related industries for the manufacture of household products derived from petroleum, including flooring material, paving and roofing materials;
- (m) Power plant, incinerator and waste facility – steam or electricity generating facility powered by natural gas or oil; power plant powered by solid wastes, or other power generating incinerator;

- (n) Prison or correctional institution;
- (o) Pulp and paper mill;
- (p) Rending or refining of fats or oils;
- (q) Slaughter of animals and distillation of bones(industrial);
- (r) Stockyards and feeding pens (industrial);
- (s) Storage and processing of medical waste as a principal use including the transport of medical wastes or medical by-products to a site for the purpose of containment and/or processing and disposal; and
- (t) Tobacco processing.



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: October 12, 2021
Application Filed: September 27, 2021

APPROVAL NOT REQUIRED REVIEW (ANR)

**Cheryl L. Feather and William Feather – Plat 20, Lots 110, 111, 136, 137, 139 and 140
being 23 Hunt Street and 44 Malta Street**

Existing and Proposed Conditions:

The subject lot AP 20, lots 139 and 140 is comprised of approximately 6,098 square ft. of area with 213 ft. of frontage on County Street and 71 ft. of frontage on Hunt Street. The lot is undeveloped. The subject parcel is located in an R-1 Zoning District having a minimum required area of 14,500 square feet and 100' of frontage per lot in accordance with **Section 5** of the **Seekonk Zoning By-laws**. The proposed ANR plan would eliminate the subject lot by adding "Parcel A" (2883 s.f. of area and 32 feet of frontage) to AP 20 lot 110/ 111 and "Parcel B" (3486 s.f. of area and 38.9 feet of frontage) to AP 20, lot 136/ 137. Both Lots 110/111 and 136/137 will be made less nonconforming as a result of the submitted ANR plan.

Proposed lots and plan references:

The submitted plan eliminates the existing lots of record (AP 20, lots 139 ad 140) and results in the reconfiguration of AP 20, Lot 110/11 and 136/367 as follows:

- Lot 110/111 and Parcel A having 9347 sf of area and 100 feet of frontage on Hunt Street and 60 feet of frontage on Malta Street; and
- Lot 136/137 and Parcel B having 13,849 sf of area and 148 feet of frontage on Hunt Street;

The submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for the William E. & Cheryl L. Feather and dated September 14, 2021, prepared by E. Otis dyer R.P.L.S., meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot intended for development affected without the proper frontage. It is recommended that the Planning Board include that any endorsement they deem appropriate to authorize be conditioned on the following:

Page 2

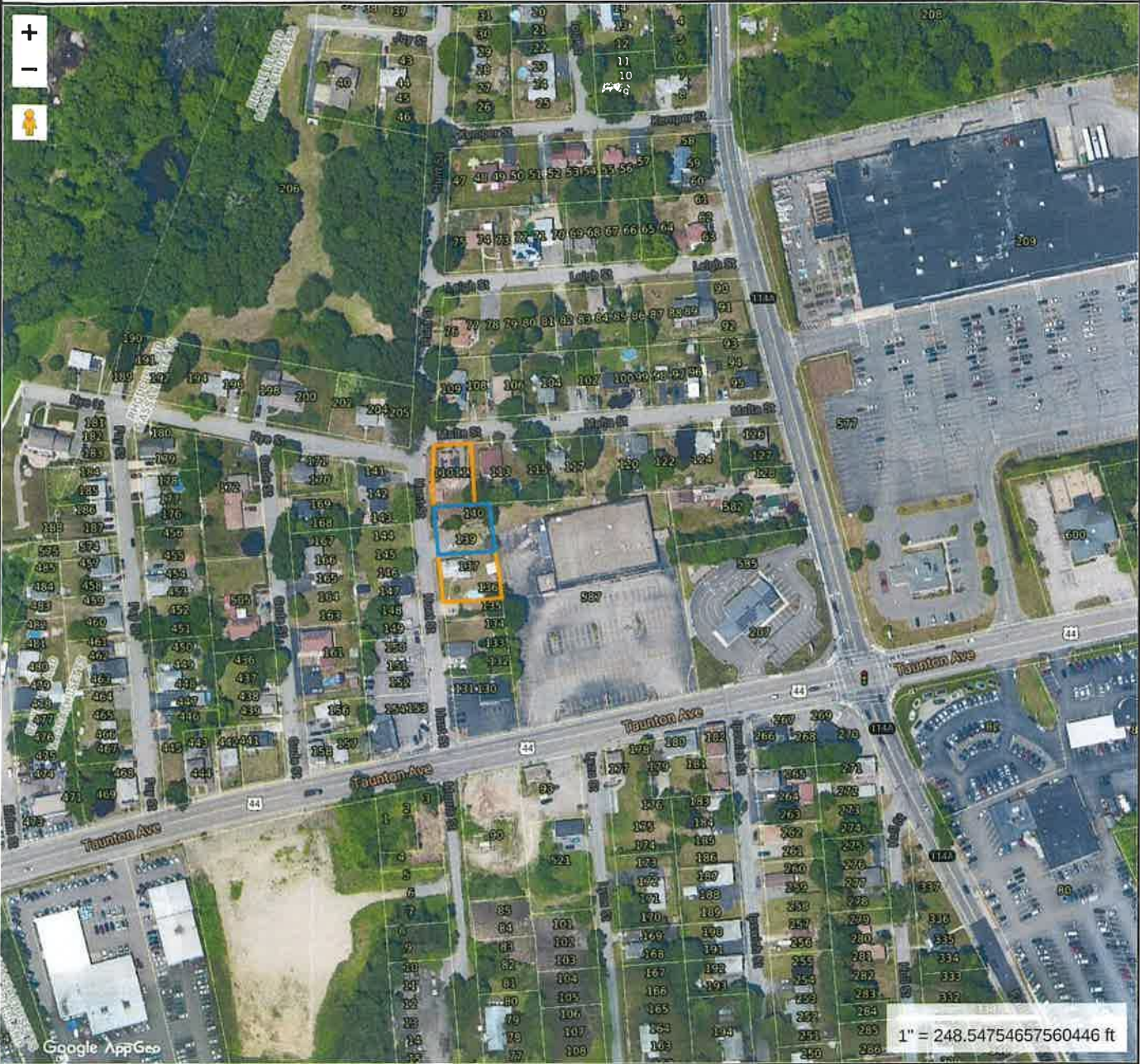
ANR application of Cheryl L. Feather and William Feather

23 Hunt Street and 44 Malta Street, AP 20, lots 110, 111, 136, 137, 139 and 140

October 12, 2021

1. Specifically certify that any endorsement of the instant plan does not constitute any form of approval, authorization, or warranty of any construction, on either of the proposed lots, or access thereto nor does such endorsement provide any certification as to the physical ability to develop either the existing or proposed lots.

Feather ANR AP 20, Lots 110, 111, 136, 137, 139 and 140 Area View



Property Information
Property ID 265/020,0-0000-0139,0
Location 0 HUNT ST
Owner TOWN OF SEEKONK



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/14/2021
Data updated 5/14/2021

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

Feather ANR AP 20, Lots 110, 111, 136, 137, 139 and 140 Assessor's Map

**Property Information**

Property ID 265/020.0-0000-0139.0
 Location 0 HUNT ST
 Owner TOWN OF SEEKONK



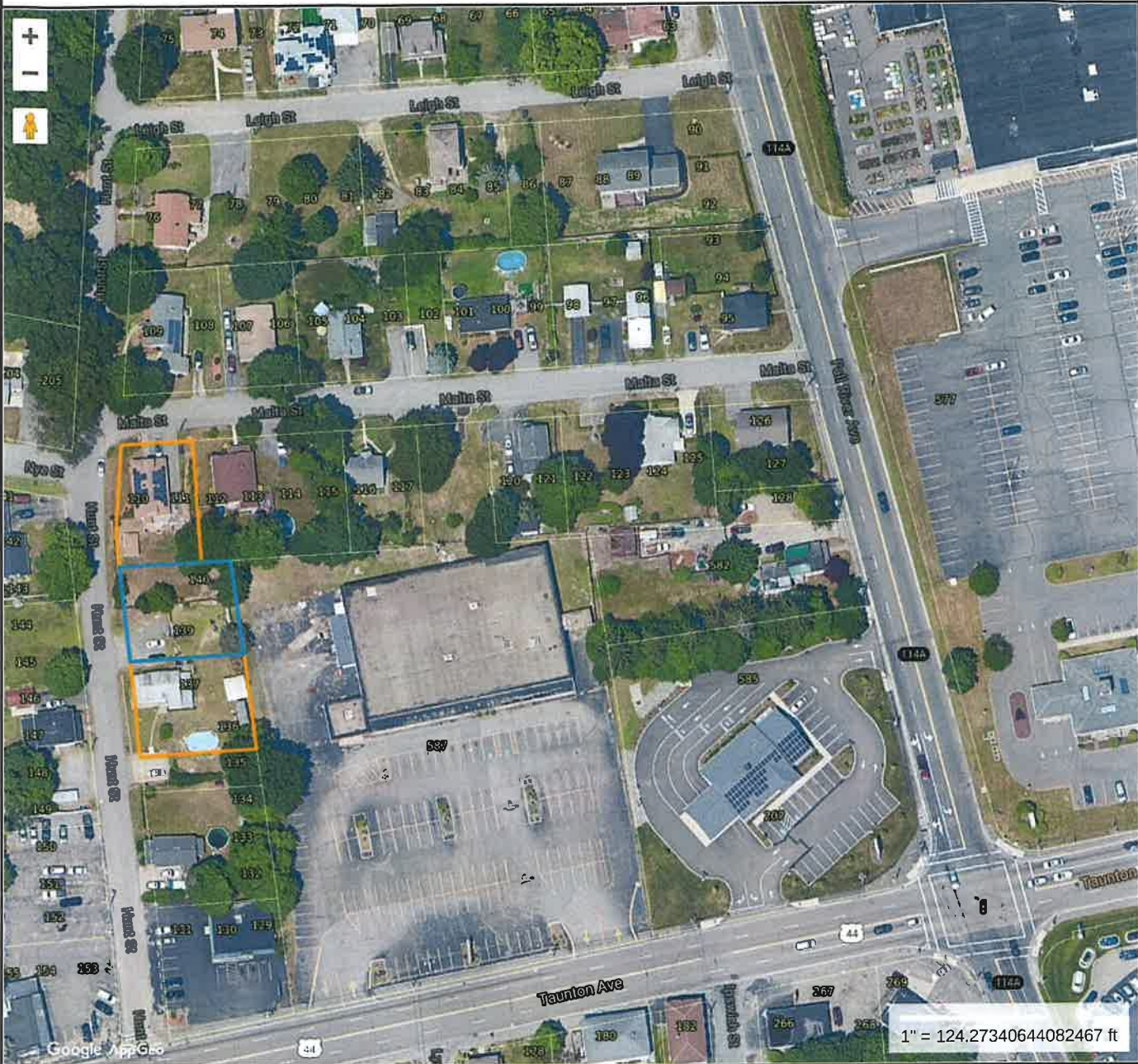
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Feather ANR AP 20, Lots 110, 111, 136, 137, 139 and 140 Existing Conditions



Property Information

Property ID 265/020.0-0000-0139.0
Location 0 HUNT ST
Owner TOWN OF SEEKONK



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SEP 27 '21 PM 12:02

TOWN OF SEEKONK

FORM **A**

PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771
1-508-336-2961

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 9-22-21

Applicant Name Cheryl L. Feather
William Feather

Phone No. 508-245-0814

Applicant Address 23 Hunt St Seekonk Ma 02771

Address of Subject Property 0 Hunt St

Subject Property Plat No. 20 Subject Property Lot No. 139, 140 Present Zoning R1

1. Deed of property recorded in Bristol County Registry, Book No. 27182 Page No. 305

2. Name of Engineer or Surveyor E. Otis Dyer Mass Lic. No. 9095

Address PO Box 5 368 Fariview Ave Rehoboth Ma 02769

Brief Description of lot lines being changed and why:

This plan would divide a small piece of land that is currently
being occupied by two abutters. It would be divided along the
occupation and the parcels will be combined with the abutters
respective lots.

Checklist Form A:



Application Form (2 x)

Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk



Application fee, Ck# 4302

Please note: \$100 per lot, \$200 minimum, (made payable to the Town of Seekonk)



Certificate of Good Standing, completed and signed by Tax Collector



Plans received in CD or DVD format (both .pdf & .dwg format electronic files required)



Plans received (1) Mylar, (4) prints, (1) 11" X 17", (see sec. 3.3.4 of Rules & Regs.)

SEP 27 '21 PM12:02

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Seekonk does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board or Town Clerk:

Date

Time

*Signature

Applicant:

x

x

Cheryl L. Feather
William E Feather

*Signature of Applicant

Cheryl L. Feather
William Feather

Print Name

23 Hunt St Seekonk Ma 02771

Address of Applicant

Owner:

Same

*Signature of Owner or Notarized letter (if applicable)

Print Name

Address of Owner

*Please use blue pen to sign

Abutting Owner

Viriato M. Raposo

Jennifer L. Raposo

44 Malta St Seekonk Ma 02771

x *Viriato M. Raposo*

x *Jennifer L. Raposo*

NOTE: PARCEL A IS TO BE COMBINED WITH HOUSE LOT AT 44 MALTA ST. FOR A TOTAL AREA OF 9,347 S.F.±, AND PARCEL B IS TO BE COMBINED WITH HOUSE LOT AT 23 HUNT ST. FOR A COMBINED AREA OF 13,849 S.F.±

SEEKONK PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE _____

CHAIRMAN _____

SIGNATURES OF THE PLANNING BOARD DO NOT GUARANTEE THAT ALL OR ANY OF THE LOTS SHOWN ARE BUILDABLE LOTS.



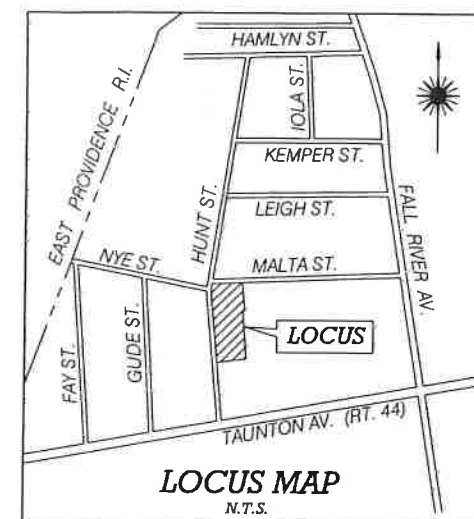
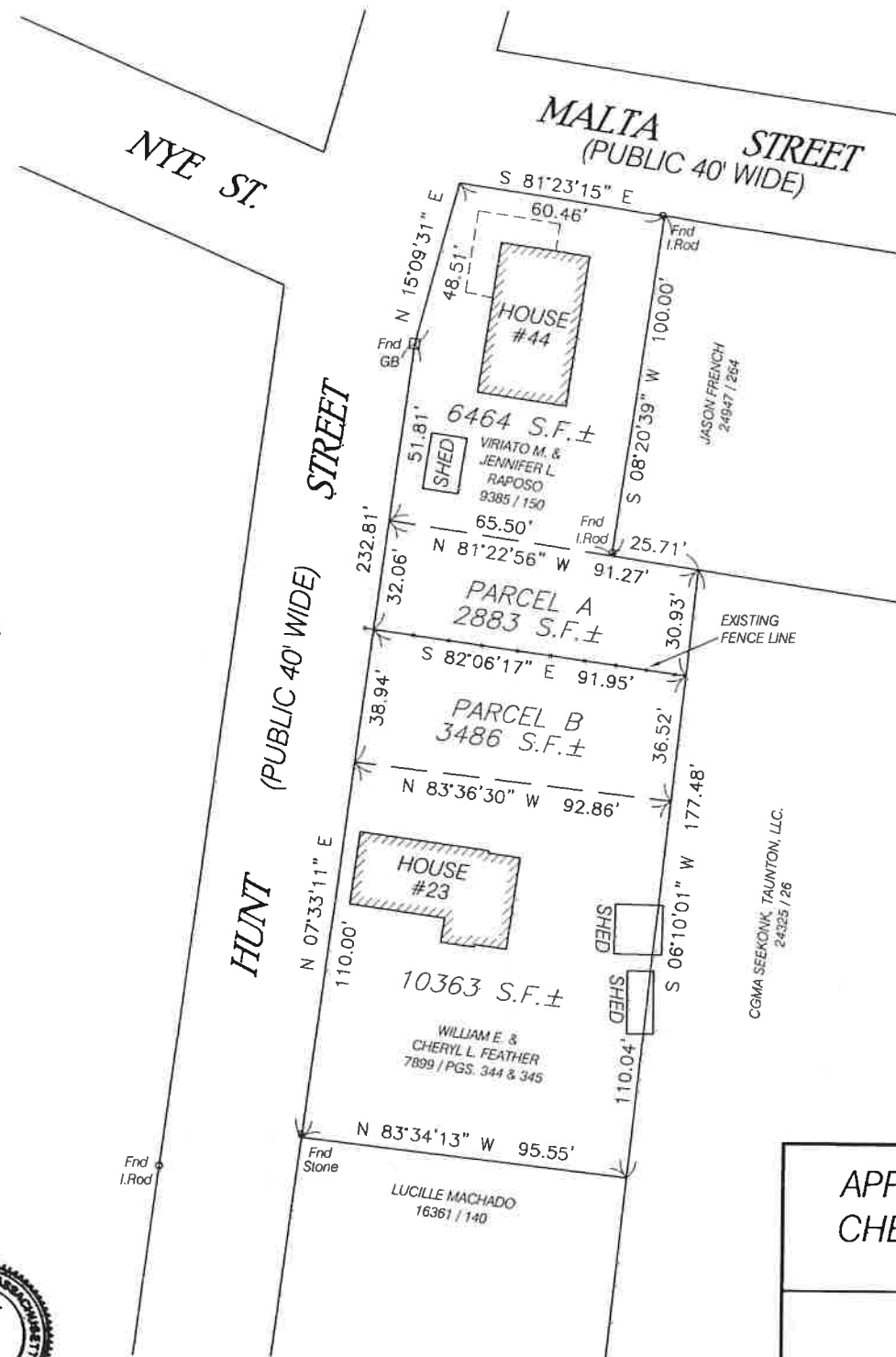
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS STANDARDS

E. Otis Dyer
E. OTIS DYER, R.P.L.S. DATE September 14, 2021

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

E. Otis Dyer
E. OTIS DYER, R.P.L.S. DATE Sept 14, 2021

FOR REGISTRY USE ONLY



OWNER / APPLICANT

WILLIAM E. & CHERYL L. FEATHER
23 HUNT STREET SEEKONK, MA.02771

DEED REFERENCE - 27182 / 305-306

ZONING - R-1

THE LOTS SHOWN DO NOT LIE WITHIN THE SEEKONK GROUND WATER PROTECTION DISTRICT.

THE LOTS SHOWN DO NOT LIE WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE FEMA MAP No# 25005C0203G DATED JULY 16, 2015

SEE: PLAN OF "PROVIDENCE PARK" OWNED BY J.W. WILBUR, BY ERNEST W. BRANCH, DATED MAY 10, 1913 RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN BK.11, PG. 38

APPROVAL NOT REQUIRED PLAN FOR WILLIAM E. & CHERYL L. FEATHER IN SEEKONK, MASSACHUSETTS

A.P. 20

LOTS 139 & 140

0 HUNT STREET

1" = 30'



SEPTEMBER 14, 2021



E. OTIS DYER, R.P.L.S.
P.O. BOX 5
368 FAIRVIEW AVENUE
REHOBOTH, MASSACHUSETTS 02769

1-508-252-4363
Fax 1-508-252-5449
e_otis_dyer@msn.com



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: October 12, 2021
Application Filed: September 30, 2021

APPROVAL NOT REQUIRED REVIEW (ANR) David F. Cordeiro – Plat 10, Lot 46, being 738 County Street

Existing and Proposed Conditions:

The subject lot AP 10, lot 46 is comprised of 2.83 acres of area with 213 ft. of frontage on County Street and 609 ft. of frontage on Chestnut Street. The lot is developed with a single family dwelling and a number of accessory structures. The subject parcel is located in an R-2 Zoning District having a minimum required area of 22,500 square feet and 120' of frontage per lot in accordance with **Section 5** of the **Seekonk Zoning By-laws**. The proposed ANR plan would create 3 new lots for development along the Chestnut Street with the proposed Lot 4 also having frontage on County Street. All proposed lots will conform to the area and frontage requirements for the R-2 zoning district as noted below.

Proposed lots and plan references:

The submitted plan reconfigures the existing lot of record (AP 10, lot 46) as follows:

- Lot 1 having 26,351 sf of area and 120 feet of frontage on Chestnut Street;
- Lot 2 having 26,877 sf of area and 120 feet of frontage on Chestnut Street;
- Lot 3 having 23,531 sf of area and 175 feet of frontage on Chestnut Street; and
- Lot 4 having 45,893 sf of area and 93 feet of frontage on Chestnut Street and 213 feet of frontage on County Street.

Analysis:

The submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for the Francis T. Cordeiro, Jr. Irrevocable Trust and dated September 20, 2021, prepared by E. Otis Dyer R.P.L.S., meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot intended for development affected without the proper frontage. It is recommended

Page 2

ANR application of David F. Cordeiro

738 County Street, AP 10, lot 46

October 12, 2021

that the Planning Board include that any endorsement they deem appropriate to authorize be conditioned on the following:

1. Specifically certify that any endorsement of the instant plan does not constitute any form of approval, authorization, or warranty of any construction, on either of the proposed lots, or access thereto nor does such endorsement provide any certification as to the physical ability to develop either the existing or proposed lots.

Cordeiro ANR 738 County Street AP 10, lot 46 Existing conditions



Property Information

Property ID 265/010.0-0000-0046.0
Location 738 COUNTY ST
Owner CORDEIRO, DAVID F, TRUSTEE OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Geometry updated 5/14/2021
Data updated 5/14/2021

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Critical layout or measurement
activities should not be done using
this resource.

Cordeiro ANR 738 County Street AP 10, lot 46 Area view



Property Information

Property ID 265/010.0-0000-0046.0
Location 738 COUNTY ST
Owner CORDEIRO, DAVID F, TRUSTEE OF



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Geometry updated 5/14/2021
Data updated 5/14/2021

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Cordeiro ANR 738 County Street AP 10, lot 46 Assessor's Map



1" = 153.65216789594626 ft

Property Information

Property ID 265/010.0-0000-0046.0
 Location 738 COUNTY ST
 Owner CORDEIRO, DAVID F, TRUSTEE OF



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TOWN OF SEEKONK

PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771
1-508-336-2961

FORM **A**

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 9-22-21

Applicant Name David F. Cordeiro Phone No. 401-451-1500

Applicant Address 688 County St Seekonk Ma 02771

Address of Subject Property 738 County

Subject Property Plat No. 10 Subject Property Lot No. 46 Present Zoning R2

1. Deed of property recorded in Bristol County Registry, Book No. 21997 Page No. 104

2. Name of Engineer or Surveyor E. Otis Dyer Mass Lic. No. 9095

Address PO Box 5 368 Fairview Ave Rehoboth Ma 02769

Brief Description of lot lines being changed and why:

This plan would create 3 new lots on Chestnut St and revise
the lines for the existing lot

Checklist Form A:



Application Form (2 x)

Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk



Application fee, Ck# 11228

Please note: \$100 per lot, \$200 minimum, (made payable to the Town of Seekonk)



Certificate of Good Standing, completed and signed by Tax Collector



Plans received in CD or DVD format (both **.pdf** & **.dwg** format electronic files required)



Plans received (1) Mylar, (4) prints, (1) 11" X 17", (see sec. 3.3.4 of Rules & Regs.)

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Seekonk does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.


Received by Planning Board or Town Clerk:

Date

Time

*Signature

Applicant:



*Signature of Applicant

David F. Cordeiro, Trustee
Print Name Francis T. Cordeiro
Irrevocable Trust

688 County St
Address of Applicant

Seekonk Ma 02771

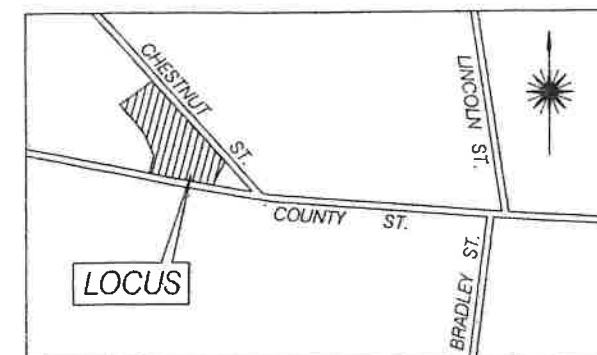
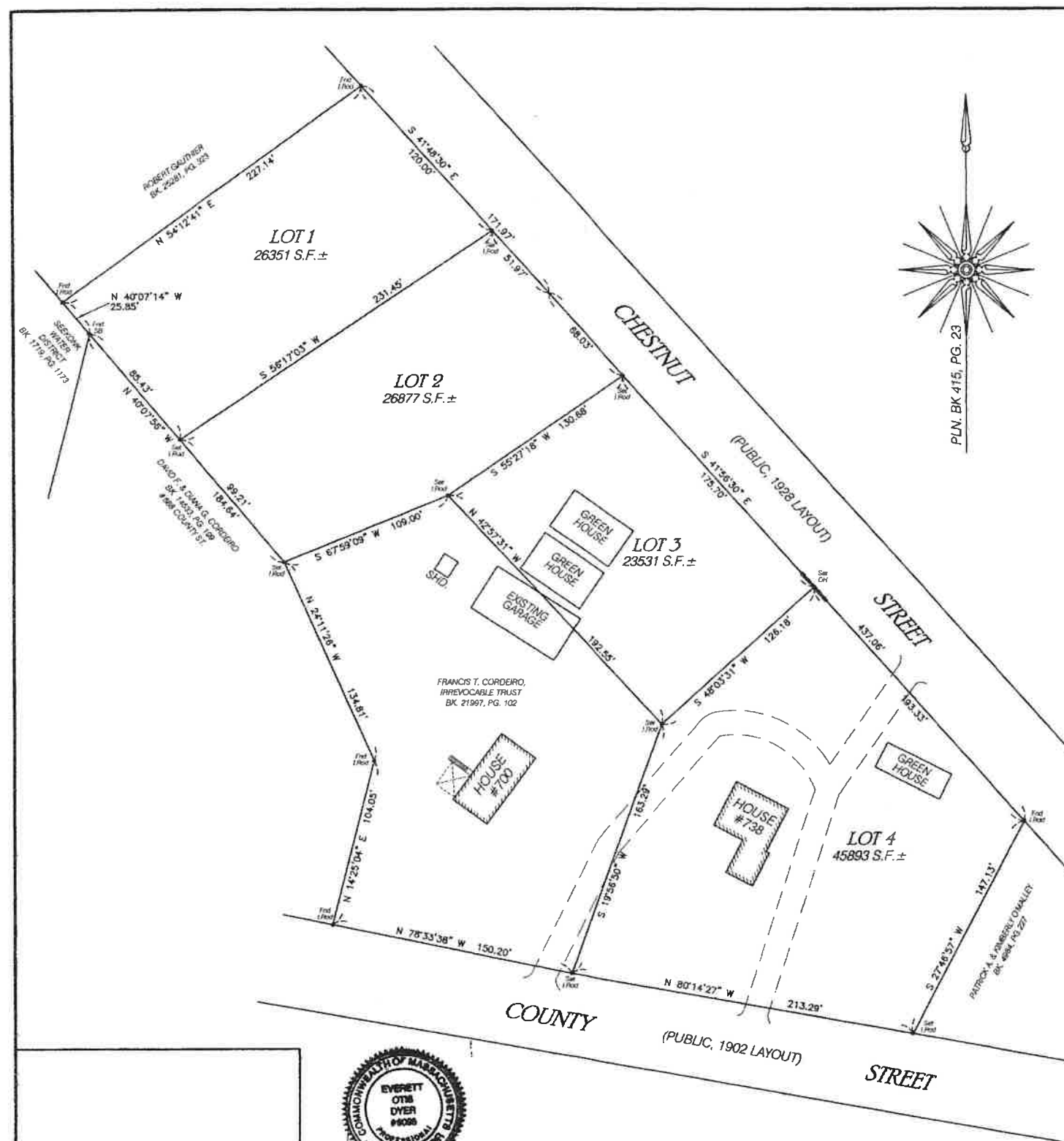
Owner:

Same
*Signature of Owner or Notarized letter (if applicable)

Print Name

Address of Owner

*Please use blue pen to sign



LOCUS MAP
N.T.S.

SEEKONK PLANNING BOARD APPROVAL UNDER
SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE _____

CHAIRMAN _____

SIGNATURES OF THE PLANNING BOARD DO NOT
GUARANTEE THAT ALL OR ANY OF THE LOTS
SHOWN ARE BUILDABLE LOTS.

OWNER / APPLICANT

DAVID F. CORDEIRO, TRUSTEE
688 COUNTY ST. SEEKONK, MA.02771

PARCEL INFORMATION

DEED REFERENCE: #738 - 21997 / 104
ZONING: R-2

THE LOTS SHOWN DO NOT LIE WITHIN THE SEEKONK
GROUND WATER PROTECTION DISTRICT.

THE LOTS SHOWN DO NOT LIE WITHIN THE 100-YEAR
FLOOD ZONE AS SHOWN ON THE FEMA MAP
No# 25008C0208F DATED JULY 1, 2009

SEE: PLAN OF OWNED BY FRANCIS T. CORDEIRO, JR. IN SEEKONK RECORDED
IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN BK.415, PG. 23

APPROVAL NOT REQUIRED PLAN FOR THE FRANCIS
T. CORDEIRO, JR. IRREVOCABLE TRUST IN SEEKONK,
MASSACHUSETTS

A.P. 10

LOT 46

738 COUNTY STREET

1" = 50'



SEPTEMBER 20, 2021



E. OTIS DYER, R.P.L.S.
P.O. BOX 5
368 FAIRVIEW AVENUE
REHOBOTH, MASSACHUSETTS 02769

1-508-252-4363
Fax 1-508-252-5449
e_otis_dyer@msn.com



I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN ACCORDANCE WITH THE
MASSACHUSETTS BOARD OF REGISTRATION
OF PROFESSIONAL LAND SURVEYORS STANDARDS

E. Otis Dyer Sept 30, 2021
E. OTIS DYER, R.P.L.S. DATE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS.

E. Otis Dyer Sept 30, 2021
E. OTIS DYER, R.P.L.S. DATE

FOR REGISTRY USE ONLY



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: October 12, 2021

Re: Request by **Premier Builders, Inc.** to layout and accept the **Hidden Hills Drive**

The applicant is before the Planning Board pursuant to the request of the Board of Selectmen for a recommendation as to the laying out and acceptance of Hidden Hills Drive as a public street. The Board of Selectmen will conduct a public hearing relative to the subject roadway on October 13, 2021. The Planning Board currently holds a surety of \$105,995.79 pending a reduction based on the final paving of the roadway. The applicant may request a reduction of the surety amount to 5% (\$17,177.75) in accordance with **Section 6.8.1 of the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk** pending acceptance of the roadway by Town Meeting.

Based on a review of the Planning Board's Definitive Subdivision file the only outstanding issues relative to final acceptance are as follows:

1. Recordation of the as-built mylar of the development and all related legal documents to transfer ownership and any appurtenant interests related thereto to the town of Seekonk upon acceptance of the roadway by Town Meeting.
2. All drainage structures and stormwater management features shall be brought into conformance with the operations and maintenance plan as approved as part of the Definitive subdivision.
3. Final resolutions of the outstanding items identified in the October 1, 2021 inspection report of GPI.

As such, should the Planning Board vote to offer a positive recommendation on the proposed laying out and acceptance of the Hidden Hills Drive the Board may wish to include as a recommended condition of the laying out and acceptance of the above items in their final recommendation. Attached please find the submitted as-built plan for the development, as well as, a copy of the latest report by GPI.

Inspection Report # 11 (Rev. 1)

Date: October 1, 2021 (Previous Report - August 24, 2021)
Time: 12:00 PM
Project Number: NHX-2009506.12
Project Name: Hidden Hills Subdivision
Construction Stage: Final Paving and Clean-up (Punch List)
GPI Rep: James Noyes

Comments: A site visit was performed on this date to review the status of the work required for completion of the subdivision. Items previously noted on the August 24, 2021 that have been completed are provided at the end of this report:

The following work remains to be completed as of October 1, 2021:

4. Oil hoods need to be installed in all catch basins.
7. As-builts need to be submitted. 10/1/21 – The as-built plan needs to be revised based on comments from GPI.
8. 10/1/21 – Loam and seed needs to be placed behind all berm/curb, along the sidewalk, and all other areas within the street right-of-way.
9. 10/1/21 – Haybales have been placed along the back of the berm while work is being performed on Lot 11. The haybales should be located outside of the street right-of-way prior to final acceptance. In addition, runoff from the back of Lots 9 through 11 has created a swale running between Lots 11 and 12 (see photo). This area needs to be addressed as erosion will likely continue, with material running out into the street and into the drainage system.

Inspection Report # 11 (Rev. 1)

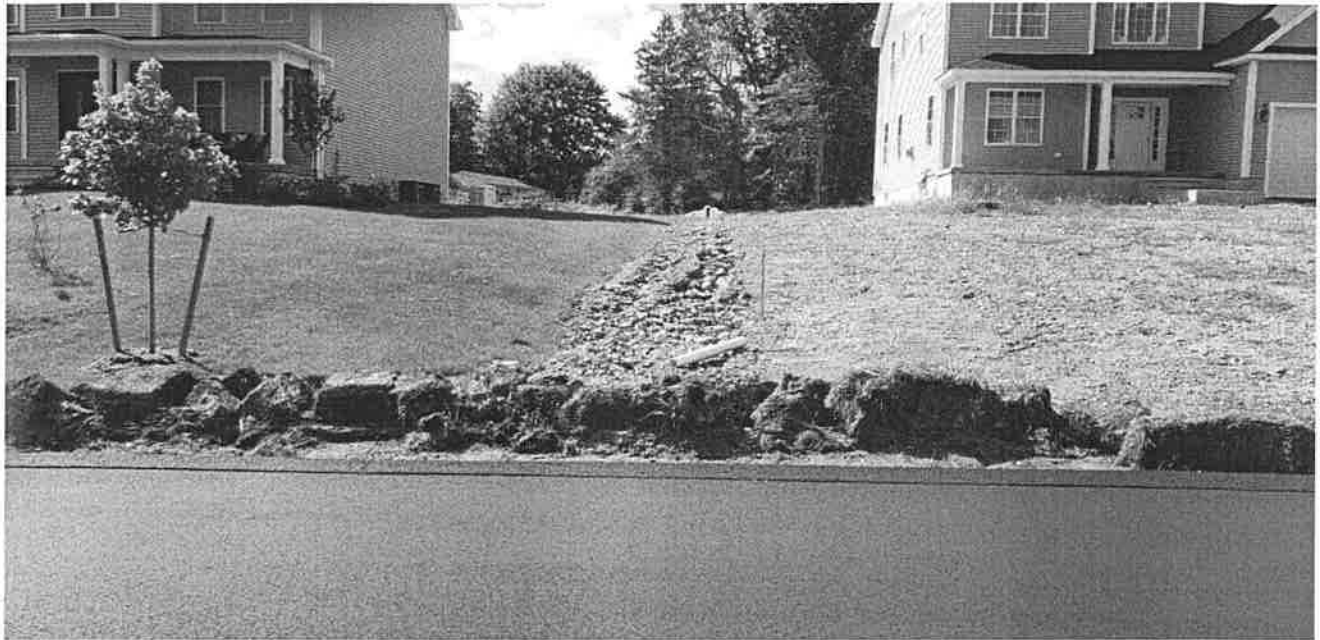


Hidden Hills Drive



Hidden Hills Drive

Inspection Report # 11 (Rev. 1)

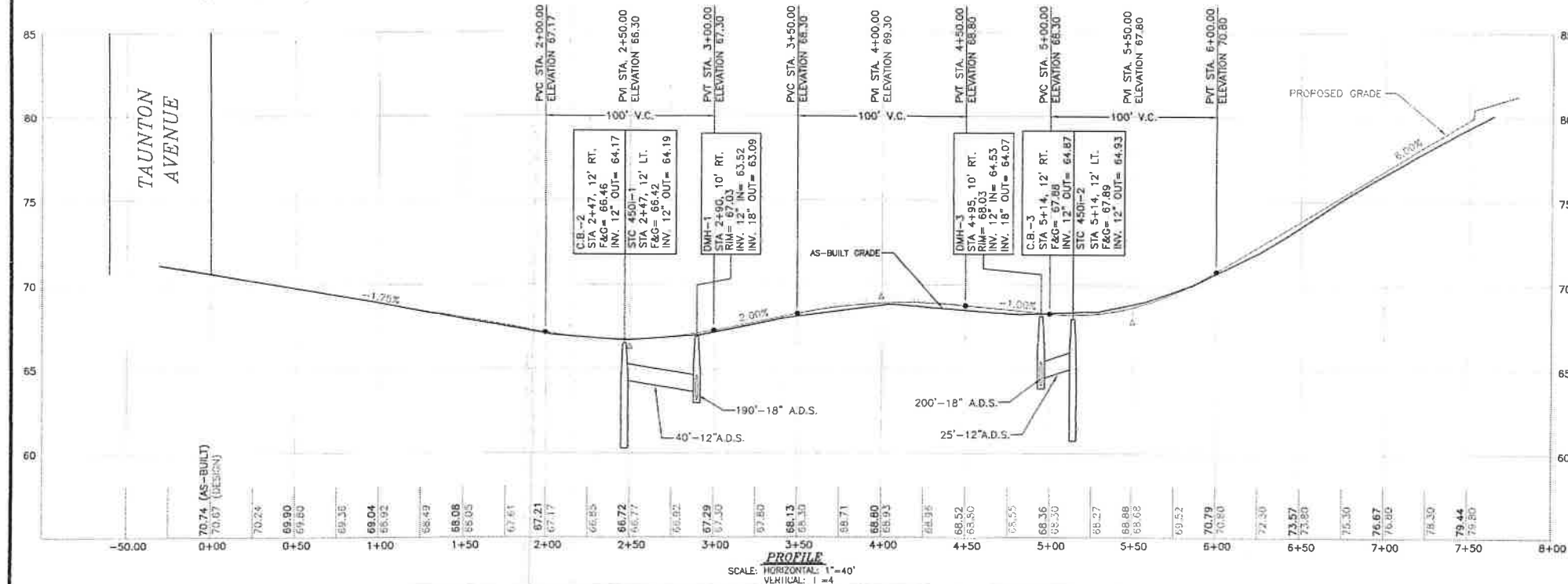
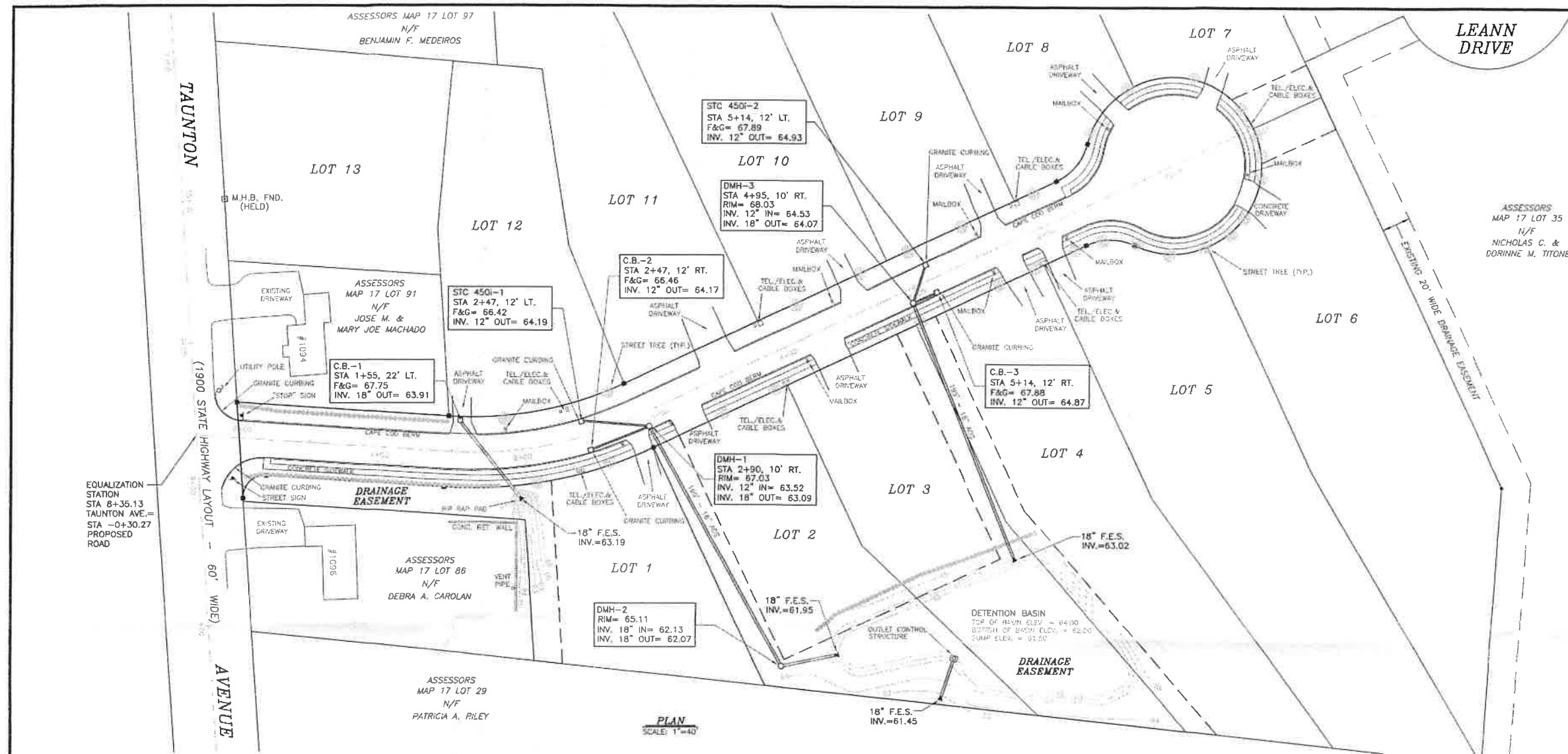


Eroded channel between Lots 11 and 12

Inspection Report # 11 (Rev. 1)

The following items have been satisfactorily completed since August 24, 2021:

1. Top course pavement
 - a. A job mix formula needs to be submitted to GPI prior to paving. Hot mix asphalt shall be from a MassDOT-approved plant.
 - b. The existing binder surface will need to be swept and tacked. Any grass that is overgrowing the existing berm will need to be cut back prior to paving the berm.
 - c. Steve D. indicated that he would shim the entrance at Route 44 in order to place a small high point in order to keep the Route 44 runoff from entering the property.
 - d. Driveway pavements need to be cut back to the back of the berm prior to paving.
 - e. The top course pavement will need to be keyed into the existing pavement on Route 44.
 - f. It was noted that MassDOT District 5 should be notified prior to work being performed within the Route 44 layout.
2. Curbing
 - a. The end reveal of the granite curb on the left (west) side at the entrance may have been set too high and may need to be reset. It was noted that the top course berm, as well as the shim course, may be sufficient so that the berm will meet the curb with no exposed edge.
 - b. The radius along the right (east) side of the entrance does not appear to be tangent to Route 44. The developer shall confirm that the curb is radial or reset the curb.
 - c. All curb joints need to be mortared.
 - d. Two (2) of the catch basin transitions are currently set to grade and need to be raised prior to the placement of the top course.
3. The bottom of the stop sign at the entrance to Route 44 needs to be raised from its current 6.5-foot clearance to 7 feet.
5. The sidewalk crossing of the Lot 3 driveway may be greater than 2.0% and may need to be reconstructed. At a minimum, a 3.5-foot wide path of no more than 2.0% slope is required.
6. The remaining bounds need to be installed.



OWNER / APPLICANT:

PREMIER BUILDERS, INC.
12 TALL PINES LANE
SEEKONK, MASSACHUSETTS 02771

LEGAL REFERENCE:

SUBJECT DEED RECORDED IN THE BRISTOL COUNTY (NORTH) REGISTRY OF DEEDS IN DEED BOOK 24351 PAGE 323.

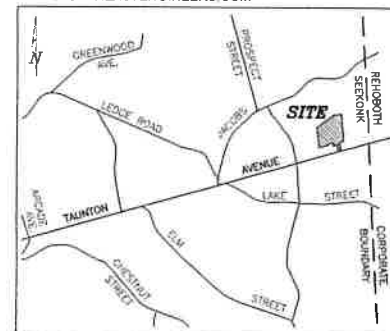
NORTHEAST ENGINEERS & CONSULTANTS, INC.



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LOCUS
NOT TO SCALE

ZONING DATA

ZONING DISTRICT: RESIDENCE - 2 (R-2)
MINIMUM LOT SIZE: 22,500 S.F.
MINIMUM FRONTAGE: 120' (100' MIN. PER SECTION 5.1.4 OF ZONING BY-LAWS)
MINIMUM SETBACKS: FRONT - 35'
SIDE - 25'
REAR - 50'

No.	Revision	Date	App.
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HIDDEN HILLS

ASSESSORS MAP 17 LOTS 113
SEEKONK, MASSACHUSETTS

Client/Owner:

PREMIER BUILDERS, INC.
12 TALL PINES LANE
SEEKONK, MASSACHUSETTS 02771

Issued for:

Drawing Title:

ROADWAY AS BUILT PLAN
OF
HIDDEN HILLS DRIVE
IN
SEEKONK, MASSACHUSETTS

Drawing Number:

RAB-1

Sheet

1 of 1

Project Number:

21209.0

Survey Index

SEE17-113

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: October 12, 2021

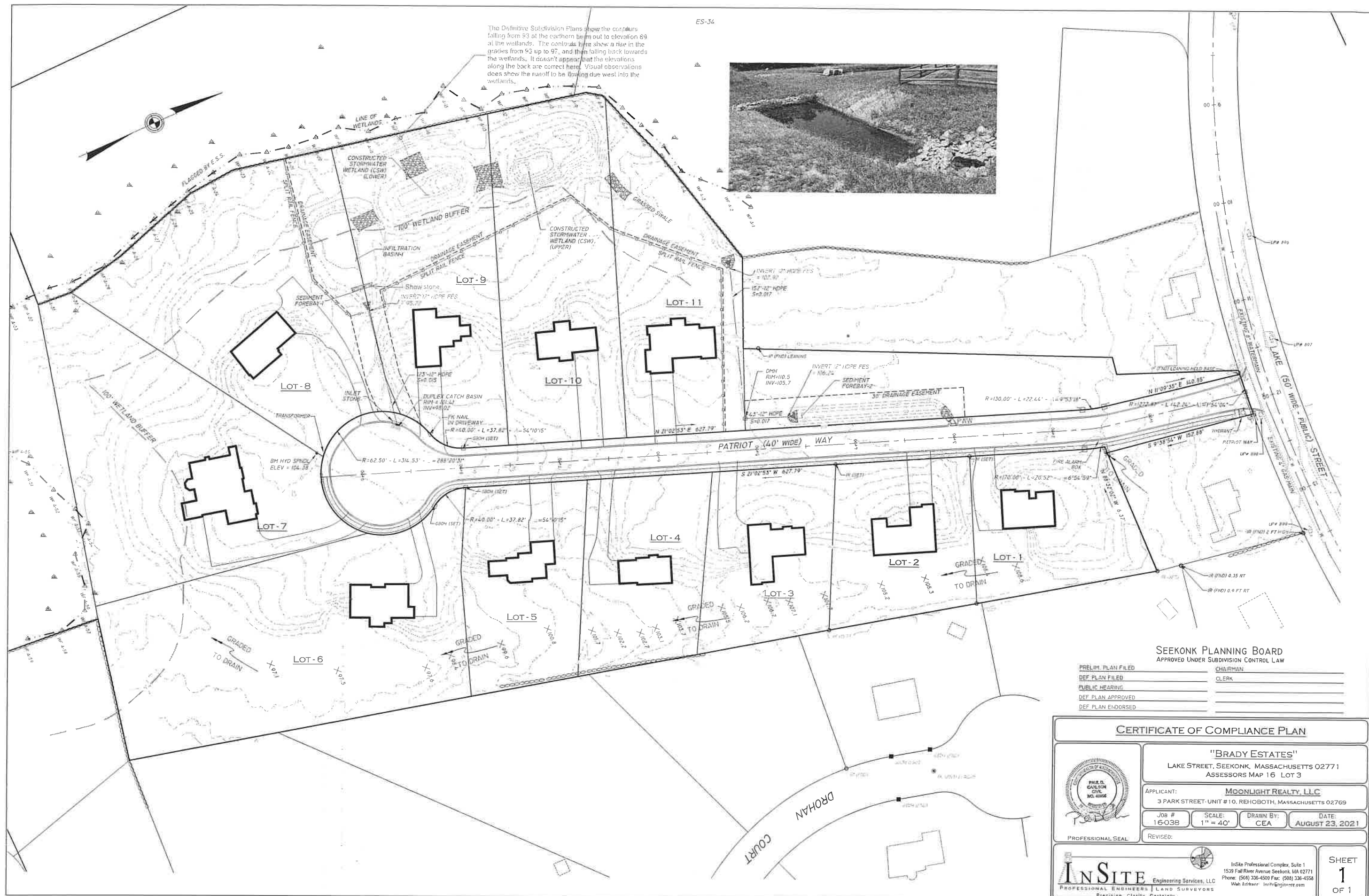
Re: Request by Moonlight Realty LLC to layout and accept the Patriot Way

The applicant is before the Planning Board pursuant to the request of the Board of Selectmen for a recommendation as to the laying out and acceptance of Patriot Way. The Board of Selectmen will conduct a public hearing relative to the subject roadway on October 13, 2021. The Planning Board currently holds a surety of \$22,478.00 in accordance with **Section 6.8.1** of the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk** pending acceptance of the roadway by Town Meeting.

Based on a review of the Planning Board's Definitive Subdivision file the only outstanding issues relative to final acceptance are as follows:

1. Recordation of the as-built mylar of the development and all related legal documents to transfer ownership and any appurtenant interests related thereto to the town of Seekonk upon acceptance of the roadway by Town Meeting.
2. All drainage structures and stormwater management features shall be brought into conformance with the operations and maintenance plan as approved as part of the Definitive subdivision.
3. Final resolutions of the outstanding items identified by GPI on the as-built plans.

As such, should the Planning Board vote to offer a positive recommendation on the proposed laying out and acceptance of the Patriot Way the Board may wish to include as a recommended condition of the laying out and acceptance of the above items in their final recommendation. Attached please find the submitted as-built plan for the development and roadway.

[illegible]

SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED	CHAIRMAN
DEF. PLAN FILED	CLERK
PUBLIC HEARING	
DEF. PLAN APPROVED	
DEF. PLAN ENDORSED	

CERTIFICATE OF COMPLIANCE PLAN

"BRADY ESTATES"

LAKE STREET, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 16 LOT 3

APPLICANT: MOONLIGHT REALTY, LLC
3 PARK STREET-UNIT #10, REHOBOTH, MASSACHUSETTS 02769

Job # 16-038	SCALE: 1" = 40'	DRAWN BY: CEA	DATE: AUGUST 23, 2021
-----------------	--------------------	------------------	--------------------------

REVISÉ:



PAUL D. CARLSON
CIVIL
NO. 40886

PROFESSIONAL SE



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PROFESSIONAL ENGINEERS LAND SURVEYORS
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InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4551
Web Address: InSiteEngineers.com

SHEET
1
OF 1

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: October 6, 2021

Re: September monthly report

The following departmental activity summary covers the period July 1, 2021 to July 31, 2021.

SUBDIVISIONS

- **"Berson Estates"** for proposed 13-lot residential subdivision of land located at **0 Pine Street** being AP 28, Lot 20 in an R-4 Zoning District. Pre-construction meeting conducted with GPI and DPW roadway construction start pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan, Covenant and Decision recorded, preconstruction meeting pending.
- **Pine Brook Court** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located at **0, 224 and 250 Arcade Avenue** being AP 21, Lots 18, 277 and 305 in an R-2 Zoning District. Construction commenced covenant release request granted July 13, 2021. Conditional Certificate of Safe Passage issued.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final clean up and acceptance application filing pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **Hidden Hills** 14 lot residential subdivision off **Taunton Ave** -Housing construction ongoing acceptance pending for Fall Town Meeting.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – acceptance application filing pending for Fall 2021 Town Meeting (subject to final review status).
- **Pine Hill** (Jacoby Way) 9 lot residential subdivision off Newman Avenue HOA completing outstanding work required before acceptance.
- **Brigham Farm III** Conservation Subdivision application of **Gary Sagar** for proposed 8-lot definitive subdivision of land located off Burnside Avenue being AP 36 lots 2 and 11 and AP 35 lot 20 conditional approval granted August 10, 2021.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021 acceptance application anticipated for Spring Town Meeting.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving pending.
- **Brady Estates** 11 lot residential subdivision off Lake Street - Final planting and cleanup underway; acceptance application filed for Fall Town meeting .
- Joint meeting on unaccepted roadways and incomplete subdivisions with Board of Selectmen conducted September 28, 2021

SITE PLANS

- Pre-Application site plan review submission by **Tayeh Realty** for proposed gas station and convenience store located at **155 Fall River Avenue** and **113-111 Taunton Avenue** being AP 12 lots 266 & 269 located in the Local Business Zoning District.

- (SPL2021-00025) Site Plan application of **Car Van Max** for change in use without construction to allow a automotive sales from the existing commercial building located at **214 and 224 Taunton Ave.** being AP 20, Lots 596 and 470 located in the Local Business and R-1 Zoning Districts.
- (PAR 2021-00010) Pre-Application Review submission by **Josh Hotvet** for proposed carport solar facility at **1782 Fall River Avenue** being AP 1 lot 34 located in the Industry Zoning District.

AMENDMENTS

- Fall 2021 Zoning Amendments **Section 4.2.6 Prohibit Uses** public hearing scheduled for October 12, 2021
- Spring 2021 Zoning Amendments: Review of Site Plan, Industrial Land Use Table, Development and Design Standards. Adopted at June 7, 2021 Spring Town Meeting Attorney General approval received and posting completed.
- OSREC Plan draft BOS/ Public Comment Period completed draft submission pending
- 5 year Master Plan update drafting ongoing
 - PB public workshop conducted September 28, 2021: Public Facilities and Services and Transportation Elements reviewed. Kick off of Land Use Element update

MISC

- 2020 Census preliminary data release and re-districting review
- **Greenbrier II** Comprehensive Permit application for proposed 240 unit multi-family residential complex – Traffic study submission pending and revised plan submitted
- Massachusetts Community One Stop for Growth Grant program application awaiting award decisions
- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program testing on going
- Attleboro Dye Works:
 - Site remediation commenced
 - Coordination meeting conducted with DPW Conservation Agent and GPI for ADW phase II dam assessment and preliminary engineering for Pond Street bridge replacement
 - EPA Assessment Grant closeout final phase II and III remediation plans complete
 - MassDevelopment Remediation and Brownfield Re-use grant awarded and accepted by BOS \$500,000 EPA Remediation grant awarded
 - MassDevelopment Technical Assistance Grant Funding Round application submitted August 6, 2021
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
 - MS4 Annual Report reviewed and submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues

SEEKONK PLANNING BOARD
Regular Meeting & Work Session
Selectmen Meeting Room
September 14, 2021

Present: D. Sullivan, B. Hoch, S. Foulkes, Lee Dunn, P. Aguiar, S. Escaler, and
John Aubin, Town Planner

Ch. Sullivan opened the meeting at 7:02 pm.

REGULAR MEETING:

Discussion: **ANR Application for 0 Pond Street** to create a non-buildable parcel for the property being AP 32, Lot 2 located in an Industry Zoning District.

Applicant: Matthew Habershaw

The Town Planner, J. Aubin summarized the application stating that a portion of the property is owned by the City of Attleboro and is associated with the Attleboro Wastewater Treatment Facility (which straddles the Town Line between the City of Attleboro and the Town of Seekonk. They do have property that fronts along Pond Street; this would reduce that frontage by 20 feet and area by 20,000 sq. feet. The applicant is the owner of the abutting parcel Lot 65. Because the lot does not meet the Industry District standards, the only purpose this lot could ever serve in its current configuration would be for use in association with the City of Attleboro's Lot 1 or the abutting Lot 65; it could not be used independently. This ANR would create a non-buildable Parcel A.

Rachel Smith, Otis Dyer represented the applicant and the City of Attleboro. The City would like to divide off this small non-buildable parcel which would be conveyed to RMS Land Corporation next door at 120 Pond Street. If the applicant wishes to eventually combine the two parcels into one, it would need to be combined through deed and plan. Mr. Aubin commented that in order to make any active use of Parcel A would require Site Plan approval by the Planning Board.

B. Hoch made a motion to endorse the ANR application, P.L. Dunn seconded, and it was unanimously approved.
Vote: 6-0-0

WORK SESSION:

Introduction of Candidates for vacant Planning Board seat: Mr. David Roderick and Mr. Mike Dressler.

Mr. Aubin reported that interviews will be conducted on September 29th at a joint meeting with the Board of Selectmen. The two candidates introduced themselves.

Preliminary discussion of modifications to Subdivision Rules & Regulations

Mr. Aubin stated the Board is coordinating with GPI and DPW in an effort to make additional changes to the Subdivision Rules & Regulations with regard to sidewalk details. In addition, Section 8.3, Fire Protection is being looked at as it is pretty much a defunct provision at this point and should be removed from the Rules and Regulations. He commented that Town Counsel has identified that there is some jurisdiction under the Code of Massachusetts Regulations as well as the Building Code with regard to fire sprinklers; and it is being looked at in coordination with the Fire Chief, the Building Department, and Town Counsel. He clarified that there are two areas that give the Fire Department and the Building Commissioner authority with regard to residential sprinklers.

Fire Chief Lowry reported that there is a huge push for residential sprinklers across the State. It starts with the Building Commissioner, who has jurisdiction over sprinklers and fire alarm systems. It is not the law for Residential yet; since Section 8.3 will be removed, we could possibly put it in the TRC or Plan review.

Chair Sullivan raised attention to a conflict and stated in speaking with the Sprinkler Coalition Office, residential sprinklers would have to come under the Building Code, but the law would have to change to allow Planning Boards to pass a By-law in order to do that.

Chief Lowry reported that currently the Fire Department governs for the Building Department which helps Building to enforce the Code. She has reached out to the State Fire Marshalls Office regarding residential sprinklers.

Ch. Sullivan discussed putting cisterns back in. Chief Lowry replied that Seekonk has six cistern tanks in the ground; five of them are not working. She noted that the problem is there is nobody maintaining these tanks. Developers have not stood by their plan approvals/obligation to maintain them. It was discussed that the responsibility to maintain cisterns could be put on the Homeowners Association in the future. Chief Lowry informed the Board of the locations of current cisterns: (2) at Letendre Road, (1) at Gerry Drive, (2) at Robincrest Court, (1) at Richard Circle, and (1) at Medeiros Farm. J. Aubin stated that none of the cistern locations have homeowners' associations, and some of them are not accepted. Chief Lowry stated that cisterns need to be maintained and tested according to regulations. Ch. Sullivan suggested it be put in the current Fire Protection By-law to hold people accountable in addition to putting it in the Rules and Regulations. Rules and Regulations can be done now, prior to the next construction season, but the By-law (General or Zoning) would have to have a public hearing and go to Town Meeting next Spring.

Preliminary discussion of Zoning Amendments for 2021 Fall Town Meeting

J. Aubin reported that this is a continuation of a discussion started with the Board of Selectmen (BOS) back in February 2021. Any Zoning By-law changes will be presented to the BOS tomorrow evening to begin the public hearing process for Fall Town Meeting. The Land Use Table was discussed; there are two options: expanding the table with a more specific set of the uses (with an appendix providing further descriptions of land uses) or providing for a list of uses which are prohibited in Town. Examples from another community were provided.

The Board discussed setbacks and the Industrial Zoning District. Ch. Sullivan suggested the Board set a list of prohibited uses and add in "Concrete and Asphalt Manufacturing" and propose to the BOS to Amend the Industrial Use Table with an appendix of prohibited uses.

A joint meeting with the BOS will be held on September 29, 2021 to discuss Zoning Amendments as well as a Subdivision update including "Zombie" Subdivisions.

Ch. Sullivan made a motion the Planning Board endorse adoption of a Prohibited Use Plan for the Industrial Zoning District as presented by the Town Planner with the addition of "Concrete and Asphalt Manufacturing facilities". B. Hoch seconded the motion. Vote: 6-0-0

Approval of Minutes: August 10, 2021 and August 24, 2021.

P. L. Dunn made a motion to approve the minutes of the August 10, 2021 meeting, as amended; S. Foulkes seconded. Vote: 6-0-0

P. Aguiar made a motion to approve the minutes of the August 24, 2021 meeting S. Foulkes seconded. Vote: 5-0-1 (P.L. Dunn abstained)

Adjournment:

P. Aguiar made a motion to adjourn the meeting, as amended, B. Hoch seconded, and it was unanimously approved.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted by,
Kim Lallier, Secretary
Planning Board

*Formally accepted on __/__/2021
__ in favor, __ against, __ abstention*

Full Video available to view on TV9 Seekonk Community Access Television

Link: <http://tv9seekonk.com/>

SEEKONK PLANNING BOARD
Regular Meeting & Work Session
Board of Selectmen Chambers
100 Peck Street
Seekonk, MA 02771
September 28, 2021

Present: D. Sullivan, B. Hoch, P. Dunn, S. Foulkes, P. Aguiar, S. Escaler and John Aubin, Town Planner

Ch. Sullivan opened the meeting at 7:00 pm.

WORK SESSION:

Master Plan Discussion

a. Land Use Element

J. Aubin introduced Sara Brown from Southeastern Regional Planning & Economic Development District (SRPEDD) who presented to the Board updates on the Land Use Element and some public input tools that SRPEDD has been working on.

S. Brown went over the following:

1. The role SRPEDD plays in the Land Use Element:
 - a. To listen to the Planning Board and the Town regarding goals and priorities for the Town
 - b. Gather, analyze and present information to the Board
 - c. Help create a plan based on the goals and strategies
2. Timeline:
 - a. The introduction – September 28, 2021
 - b. Online public workshop goes live – September 29, 2021 (for approximately 3 – 4 weeks)
 - c. Create a chapter based on goals and strategies from public comments and information gathered – October 23, 2021
 - d. Present the chapter to the Board – November 23, 2021
3. Current land use and zoning
 - a. Past planning goals related to land use are; revitalize Seekonk's designated Village Areas; maintain the Environmental Resources and Community character in the Rural Residential Areas
 - b. The current Open Space Plan includes preserving Seekonk's Rural character
4. A draft growth analysis model with a GIS build out tool:
 - a. An estimate of future growth based on zoning constraints (i.e., wetlands), push and pull factors and population projections
 - i. Build out – an estimate of the supply
 1. They determined how much total growth can occur given the zoning restrictions and constraints (i.e., wetlands and permanent protected open space).
 - ii. Suitability scoring – estimate of the demand

1. Scores each building's likelihood being developed based on its relationship to assets and constraints (i.e., a commercial building based next to a highway will score higher than one next to a rural road)
 - iii. Allocation – estimate of what growth may occur
 1. Projected growth on where dwelling units or jobs can occur
 - iv. Scenarios – i.e., look at the effects of a build out when there is lower growth for residential, but higher growth for jobs or different zoning changes in town
5. Some goals and strategies that have been produced for other Master Plans in the region were discussed.
6. The public participation tools that SRPEDD produced for Seekonk:
 - a. Visit the website: <https://srpedd.org/comprehensive-planning/community-master-plan/seekonk-land-use/#participation>
 - b. Participate in a mapping exercise (a video tutorial is on the website)
 - i. The second activity is a Seekonk Build Out Storymap
 - c. Online comment card
 - d. Office hours have been added to speak to either Sara or another SRPEDD member
 - i. Wednesday, October 13th from 6 – 7 p.m.
<https://us02web.zoom.us/j/82983856615?pwd=TXorY1AxUEJ2N09Qc2p5Q2htTzBiQT09>
 - ii. Thursday, October 21st from 1 – 2 p.m. <https://us02web.zoom.us/j/82920720705?pwd=MUySEo2b05EbWVrWjdYk9MSzNVUT09>

Ch. Sullivan asked if there were any questions from the Board. There were none.

J. Aubin stated he will post the presentation on the Planning Board's website with a link to the SRPEDD website. He will also reach out to the other Departments/Boards in Town to ask for their input. The Master Plan Elements that have been completed are expected to be adopted in early 2022.

Ch. Sullivan asked if anyone in the audience had any questions or statements.

David Roderick, 11 Logan Court, stepped up to the podium. He asked: 1.) how does the public know about this plan. J. Aubin replied via tonight's presentation, advertisements in newspapers, the Town's website, etc. 2.) is the comment section totally anonymous? S. Brown replied that it can be.

J. Aubin reiterated that he will forward a copy of the presentation to all of the Town's Boards. He noted that the Zoning Map from 2014 does not show the current Water Resource Protection District which was adopted in June 2015.

b. Public Facilities and Services

This element was worked on with SRPEDD in 2019 to update the current 2012 Master Plan. The 2012 Objective/Goals were discussed by the Board. The draft of the 2019 Plan that was provided in the Board's packet was addressed.

Ch. Sullivan believes that since Seekonk Commons is funded by the State and not the Town it should not be part of this Element. The Town's budget does not support the maintenance or staff for this facility.

c. Transportation

A summary of the 2012 Master Plan, as well as the Objectives/Goals, which was included in the Board's packet and discussed. The improvements to the roadways were discussed.

Bike lanes and left-hand turn lanes were discussed.

Coordination to improve public transportation was discussed.

Ch. Sullivan asked the Board if there were any other questions or comments from the audience.

Barry Shapiro, of 9 Becky Lane, asked about the tax ramifications to the townspeople and when bonds will come off of their taxes because of projects (i.e., South Fire Station, new DPW building). J. Aubin answered that the Capital Improvement Plan Element should be covering this. He believes in adopting this to an Appendix to the Master Plan. The Master Plan does not dictate what the Town spends their money on, but there might be some language that would support keeping this information accessible. It was advised that Mr. Shapiro bring this up during the Community Speaks portion of a Board of Selectmen Meeting.

J. Aubin recommended that the Board adopt this information as an Appendix to the Capital Improvement Plan.

There was a discussion amongst the Board regarding bonds.

J. Aubin discussed the letter of support for the submission of the Open Space and Recreation Plan to the State. He drafted a letter and presented it to the Board for their approval.

**P. Dunn made a motion to accept the letter of support for the Open Space and Recreation Plan, seconded by P. Aguiar.
All in favor.**

Ch. Sullivan asked about the pole on the Cooper Road project. The pole still has not been relocated. J. Aubin pointed out that the roadway has not been extended either. The builder does not have a Certificate of Safe Passage or any building permits at this time. Ch. Sullivan asked if the Town Planner should write a letter from the Board to Verizon and the other utilities involved to expedite moving the pole. J. Aubin will coordinate with DPW on this and also send copies of the letter to the Town Administrator and the Selectmen.

Ch. Sullivan asked if there were any other matters to be discussed. There were none.

Adjournment:

P. Dunn made a motion to adjourn, seconded by S. Foulkes.

VOTE: 6-0-0

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted by,
Lori Trenteseaux, Secretary
Planning Board

*Formally accepted on
in favor, against*

Full Video available to view on TV9 Seekonk Community Access Television
Link: <http://tv9seekonk.com/>